



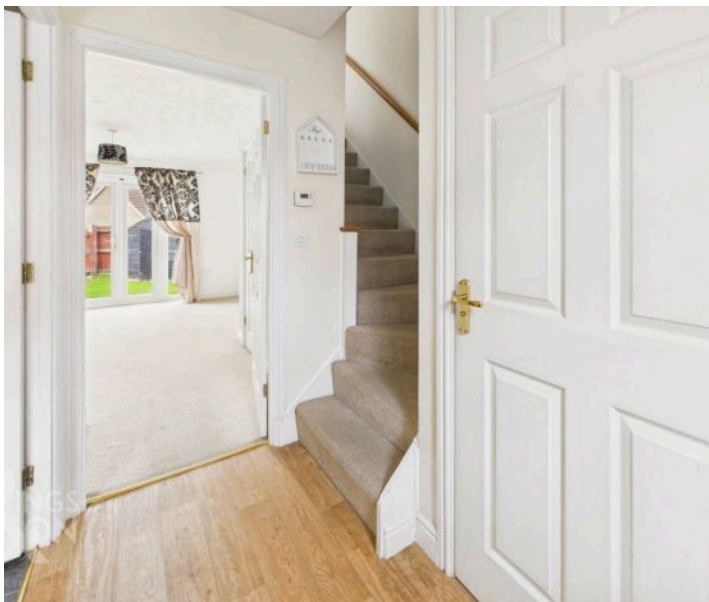
Viscount Close, Diss - IP22 4GL



Viscount Close

Diss

NO CHAIN! Found within a POPULAR RESIDENTIAL LOCATION, this charming TWO BEDROOM MID TERRACE HOME built around 17 years previous presents an enticing investment opportunity or FIRST TIME PURCHASE with the added benefit of no chain. Delightfully decorated and well maintained, this property boasts a desirable layout featuring a generous sitting/dining room opening onto the garden as well as a separate kitchen, creating an inviting space for both relaxation and culinary ventures. There is also a ground floor W/C. Ascending the stairs, TWO AMPLE BEDROOMS AWAIT, each equipped with wardrobes for practical storage solutions. Completing the upper level, a modern family bathroom. Step outside to discover a PRIVATE ENCLOSED REAR GARDEN complemented by ONE ALLOCATED PARKING SPACE beyond. Strategically situated for easy commutes, this home is perfectly positioned for quick access to the nearby TRAIN STATION, ensuring seamless travel for daily routines or weekend getaways. The house also offers modern uPVC DOUBLE GLAZING as well as GAS FIRED CENTRAL HEATING with a recently installed combi boiler.



Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- No Chain!
- Ideal Buy To Let Investment
- Well Presented Throughout
- Sitting/Dining Room & Separate Kitchen
- Two Ample Bedrooms With Wardrobes
- Family Bathroom & W/C
- Private Enclosed Garden & Allocated Parking
- Perfectly Positioned For The Train Station

The property is located within easy walking distance of the local shops, amenities and mainline railway station, which has regular services connecting to London, Liverpool Street and Norwich. The historic market town of Diss is situated on the South Norfolk border and has proved to be a popular location over the years. The town offers an extensive range of amenities and facilities and is only 23 miles to the south of Norwich and 25 miles to the north of Ipswich.



SETTING THE SCENE

Approached via the cul-de-sac there is a gated frontage with shingle and a pathway leading to the main entrance door. To the rear there is a shared parking area where you will find one allocated parking space.

THE GRAND TOUR

Entering the house via the main entrance door to the front there is an entrance hall with stairs to the first floor landing as well as access to the W/C. The kitchen can be found on the left of the hallway with a range of wall and base level units with rolled edge worktops over. There are integrated appliances to include an electric oven and gas hob with extractor fan over. There are then space for various white goods. The sitting room is found to the rear of the house with double doors opening onto the garden beyond. The sitting room also offers a large walk in cupboard.

Heading up to the first floor landing there are two bedrooms and a bathroom. The bedroom to the rear offers a double wardrobe built in. The main bedroom to the front offers two double wardrobes as well as a storage cupboard. The bathroom provides a bath with shower over, w/c and hand wash basin.

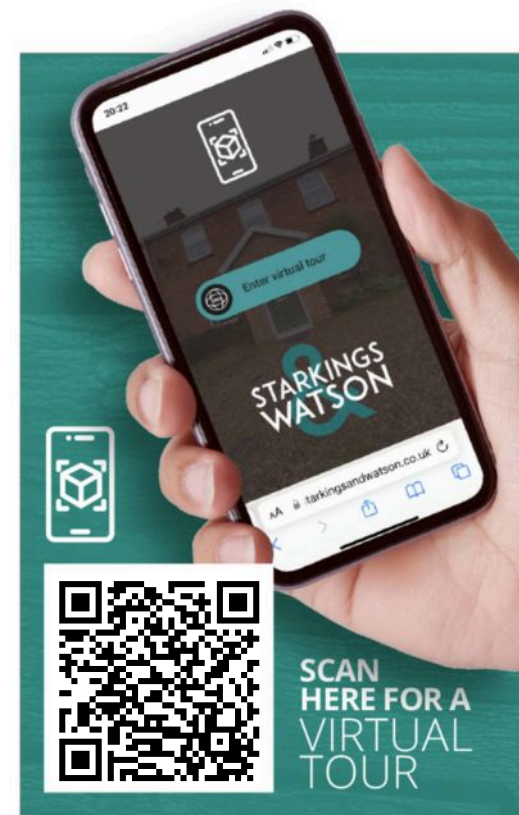
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VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.



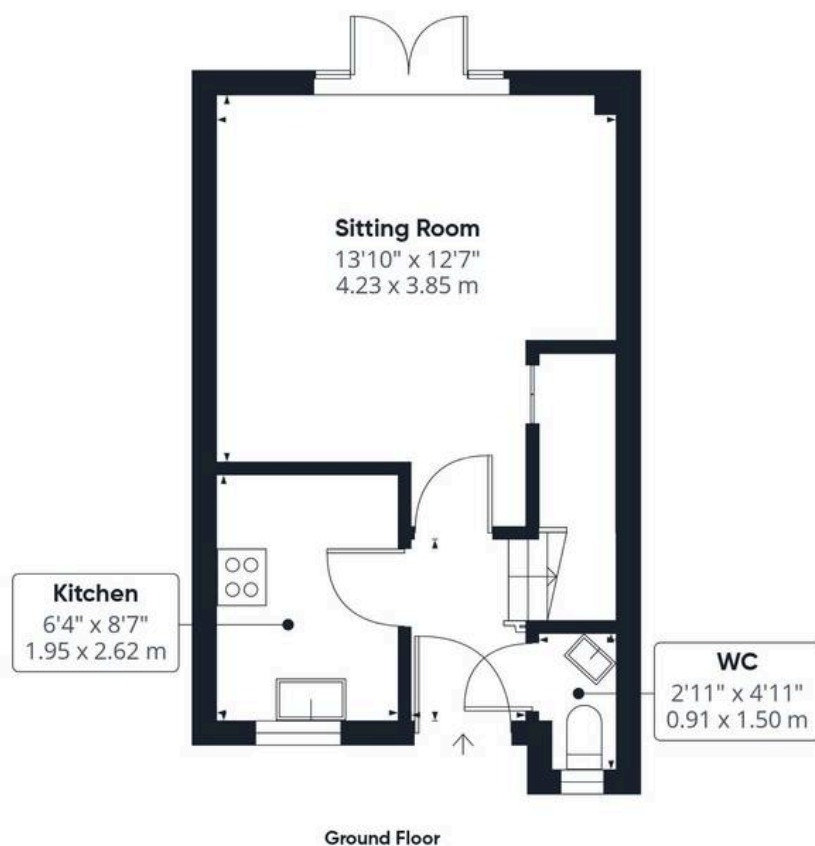




THE GREAT OUTDOORS

The enclosed rear garden provides a welcoming space with southerly aspect providing lawns and patio as well as a pathway to the end and a gate onto the shared parking area. There is also a timber built shed within the garden. The garden is enclosed with timber fencing.





Approximate total area⁽¹⁾
557 ft²
51.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.